

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

THURSDAY, JUNE 18, 2009

6:00 P.M. PUBLIC HEARING

LOCATION: BOARD ROOM
Government Center
1st Floor

Commissioners Present: Peggy Maio, Chairman, Blue Ridge District; Robert Klancher, Vice-Chairman, Broad Run District; Sandra Chaloux, Dulles District; Michael Keeney, Sugarland Run District; Gigi Robinson, Leesburg District; Kevin Ruedisueli, At Large; Helena Syska, Sterling District.

Commissioners Absent: Erin Austin, Catoclin District; Chris Brodrick, Potomac District.

Staff Present: Van Armstrong, Program Manager, Land Use Review; Shaheer Assad, George Phillips, Office of Transportation Services; Planners: Judi Birkitt, Michael Elabarger, Ginny Rowen, Marchant Schneider, Nicole Steele; Nancy Bryan, Recording Secretary.

1. DISCLOSURES

- a. Ms. Robinson had a conversation with Sara Howard-O'Brien regarding the MS-5 application.
- b. Mr. Klancher had a meeting with the applicant representative for the Ashley Furniture Homestore application.
- c. Ms. Syska corresponded and met with Christine Gleckner regarding the Ashley Furniture Homestore application.
- d. Ms. Chaloux exchanged e-mails with Greg Jones of the Village of Waxpool HOA; had a phone conversation with Sara Howard-O'Brien regarding the MS-5 application.

2. CMPT 2008-0018, LEISURE WORLD – ROOF ANTENNAS

There was no public comment on this application.

Mr. Klancher moved, seconded by Ms. Syska to approve CMPT 2008-0018, Leisure World – Roof Antennas, subject to the plat dated June 6, 2008 revised through April 28, 2009, prepared by Atlantis Group, and with the findings contained in the June 18, 2009 Staff Report, and forward the application to the Board of Supervisors for ratification. (6-0-3, Austin, Brodrick, Keeney absent).
Staff Contact: Ginny Rowen

3. ZMOD 2009-0002, ASHLEY FURNITURE COMPREHENSIVE SIGN PACKAGE

There was no public comment on this application.

Mr. Klancher moved, seconded by Ms. Chaloux that the Planning Commission forward ZMOD 2009-0002, Ashley Furniture Comprehensive Sign Package, to the Board of Supervisors with a recommendation of denial based on the attached Findings. (7-0-2, Austin, Brodrick absent).
Staff Contact: Ginny Rowen

4. SPEX 2009-0007, NEWTON SCHOOL AT LOUDOUN COMMERCE CENTER

There was no public comment on this application.

Mr. Klancher moved, seconded by Ms. Syska that the Planning Commission forward SPEX 2009-0007, Newton School at Loudoun Commerce Center, to the Board of Supervisors with a recommendation of Approval, subject to the Conditions of Approval dated June 18, 2009. (7-0-2, Austin, Brodrick absent). *Staff Contact: Nicole Steele*

5. SPEX 2008-0011, EXIT 6 – ASHBURN BOULEVARD

There was no public comment on this application.

Ms. Chaloux moved, seconded by Mr. Klancher, that the Planning Commission forward SPEX 2008-0011, CWS Exit 6 – Ashburn Village Boulevard to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated June 17, 2009, and based on the Findings contained in the June 18, 2009 Staff Report. (7-0-2, Austin, Brodrick absent). *Staff Contact: Michael Elabarger*

6. SPEX 2008-0013 – EXIT 4 – BELMONT RIDGE ROAD

There was no public comment on this application.

Ms. Chaloux moved, seconded by Mr. Klancher, that the Planning Commission forward SPEX 2008-0012, CWS Exit 4 – Belmont Ridge Road to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated June 17, 2009, and based on the Findings contained in the June 18, 2009 Staff Report. (7-0-2, Austin, Brodrick absent). *Staff Contact: Michael Elabarger*

7. SPEX 2008-0013 – EXIT 3 – SHREVE MILL ROAD

There was no public comment on this application.

Ms. Chaloux moved, seconded by Mr. Klancher, that the Planning Commission forward SPEX 2008-0013, CWS Exit 3 – Shreve Mill Road to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated June 17, 2009, and based on the Findings contained in the June 18, 2009 Staff Report. (7-0-2, Austin, Brodrick absent). *Staff Contact: Michael Elabarger*

8. SPEX 2009-0017, CMPT 2008-0004, LOUDOUN COUNTY PUBLIC SCHOOLS (MS-5)

Public Comment:

1. Charlene Jones, Dulles District resident, requested approval of the application.
2. Lesli McGrath, Dulles South resident, spoke in favor of the application.
3. Doug Johnston, Ticonderoga Farms commented on the application.
4. Kevin Turner, South Riding resident, urged approval of the application.
5. Jeffrey Morse, South Riding resident, spoke in support of the application.
6. Barbara Munsey, South Riding resident, spoke in support of the application.

Ms. Chaloux moved, seconded by Mr. Klancher, that the Planning Commission forward SPEX 2009-0027, Loudoun County Public Schools (MS-5) to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated June 18, 2009, with revisions to the Transportation Conditions as noted at the Planning Commission public hearing, and based on the following Findings:

1. The proposed Special Exception and Commission Permit for middle school use and associated recreation uses are consistent with the existing land use policies of the Revised General Plan for the Transition Policy Area subject to prescribed development conditions regarding building scale and form, parking and pedestrian connections, buffering and screening, energy efficiency, and stormwater management, the special exception application will be in accordance with the Revised General Plan.
2. The application is in accordance with the Revised 1993 Zoning Ordinance.
3. The special exception application proposes intersection improvements and improvements to existing road networks which will assist in the implementation of the Revised Countywide Transportation Plan.
4. The special exception application proposes stormwater management measures and water resource management buffers in order to preserve appropriate environmental resources on the subject property and minimize impacts on State waters and wetlands consistent with the Green Infrastructure policies of the Revised General Plan.

(7-0-2, Austin, Brodrick absent)

Ms. Chaloux moved, seconded by Mr. Klancher, that the Planning Commission approve CMPT 2009-0004, Loudoun County Public Schools (MS-5) and forward the application to the Board of Supervisors for ratification, subject to the Commission Permit Plat dated March 27, 2009, revised through May 27, 2009. (7-0-2, Austin, Brodrick absent).

9. SPEX 2008-0059, DULLES TRADE CENTER WEST

There was no public comment on this application.

Ms. Chaloux moved, seconded by Mr. Klancher that the Planning Commission forward SPEX 2008-0059, Dulles Trade Center West to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval as amended at the June 18, 2009 public hearing based on the following findings:

1. The proposed special exception for storage of empty solid waste vehicles and containers is consistent with the existing land use policies of the Revised General Plan for the subject area Suburban Policy Area Industrial use. Subject to the prescribed development conditions the proposed special exception use will be in accordance with the Revised General Plan.
2. The proposed special exception for storage of empty solid waste vehicles and containers is in accordance with the Revised 1993 Zoning Ordinance.
3. The special exception application complies with the policies of the Revised Countywide Transportation Plan.
4. The special exception application proposes stormwater management measures and water resource management buffers in order to preserve appropriate environmental resources of the subject property and minimize impacts on State waters and wetlands.

(7-0-2, Austin, Brodrick absent).